

VIEW SOLICITATION

General Information

Solicitation Number: W912DR-05-R-0035
Restrictions: Contractors selected to submit technical and price proposals in Phase II are as follows: BARTON MALOW CO., Linthicum MD; CLARK DESIGN/BUILD, Bethesda MD; COAKLEY WILLIAMS CONSTRUCTION, Gaithersburg MD; HENSEL PHELPS CONSTRUCTION CO., Chantilly VA; MASCARO, Pittsburgh, PA
Title: Design/Build Joint Medical Logistics Center
Location: Ft. Detrick, MD
Issue Date: 4/27/2005
Closing Date: 10/20/2005, 1600 hrs, EST
Price Range: \$10,000,000 - \$50,000,000
Time for Completion: 900-1080 calendar days
NAICS: 236220
FSC: Y199
CBD: Y
Size Standard: \$28.5M
Contracting POC: [Patricia Adams](#), 410-962-3557
Technical POC: [Frank Benvenega](#), 410-962-2340

Synopsis: Work consists of the design and construction of an approximate 130,000 SF multi-story administrative facility for joint medical logistics operations. The facility shall have an exterior compatible with the Installation Design Guide architectural standards. Supporting facilities include but are not limited to: site work, utilities, information systems, parking, comprehensive interior design package, CLOSED AREA, specialized storage areas, conference rooms, security & intrusion detection system, uninterruptible power supply & back-up generators and heating and air-conditioning. Permanent, semi-permanent, and temporary facilities located within the project limits will be demolished. Demolition of two (2) buildings (54,282 SF) located outside the project limits, will be accomplished after the new facility is occupied and will have a separate period of performance.

The estimated design and construction value of this procurement is more than \$10M but less than \$50M. The project performance period for design and construction is beneficial occupancy NLT 31 Jul 07.

The procurement for this project is to be a Two-Step process with the contractors being pre-qualified, before actual bidding (RFP).

1.0 GENERAL REQUIREMENTS:

1.1. This is a Best Value two-phase design build solicitation for Design and Construction Services of the Joint Medical Logistics Center, Fort Detrick, Maryland. An award will be made to the offeror whose proposal is determined to be the best value to the Government considering both price and technical factors. The contract description and overall performance requirements for this contract are included in this RFP package. The design and construction criteria for this project will be included in the Phase 2 RFP package to be furnished by an amendment. The solicitation criteria rely predominately upon industry standards and performance oriented requirements, where allowable, to afford the offeror a degree of design flexibility while meeting specific project requirements. The successful Contractor must design and construct a complete and usable facility, as described in the RFP documents provided during

Phase 2, and issued by amendment.

1.2 In Phase 1 of the solicitation process, offerors submit a Qualifications proposal only, without extensive design information and without a price proposal. The full Quality/Technical Proposal (technical-design and performance capability) is submitted in Phase 2, after the initial short list of the most highly qualified firms has been established. The short list will be limited to a maximum of five offerors. During Phase 1, the Government will only evaluate the relative qualifications, capabilities, and past performance of the competing firms.

1.3. Submit your proposal to the Corps of Engineers at the address shown in Block 8 of Standard Form 1442. The Government must receive your proposal no later than the time and date specified in Block 13 of Standard Form 1442 or in subsequent Phase 1 amendments, if any.

1.4. Instructions for preparation and organization of Phase 1 proposals are summarized below.

1.4.1. PHASE 1 PROPOSALS (TECHNICAL APPROACH AND PERFORMANCE CAPABILITY). Submit information in Phase 1 proposal, which address the following areas (1) Past Experience and Performance of the Offerors Team, (2) Qualifications of the Project Team and (3) Bonding Capacity:

1.4.2. PHASE 2 PROPOSALS. To be issued by Amendment. Do not submit this information in Phase 1. 2.0. WHO MAY SUBMIT IN PHASE 1: 2.1. Firms formally organized as Design-Build entities, design firms and construction contractors that have associated specifically for this project, or any other interested parties may submit proposals. In the latter case, the association may be a joint venture or a subcontractor. For the purposes of this solicitation, no distinction will be made between formally organized design-build entities and project-specific design-build associations. Both will be referred to as the design-build offeror (or simply offeror) or the design-build contractor (or simply contractor) after award of a contract.

2.2. Any legally organized offeror may submit a proposal, provided that the offeror or offerors subcontractor has, on its permanent staff, professional architects and engineers, registered in the appropriate technical disciplines as specified in DESIGN CONTRACT CLAUSE, Requirements for Registration of Designers. All designs must be under the direct supervision of appropriately licensed professionals.

3. PROPOSAL SUBMISSION REQUIREMENTS, PHASE 1 3.1 The technical proposal will consist of all information and material submitted or provided in writing for evaluation in response to the Technical Evaluation Factors and Criteria specified below. Offerors shall organize their Proposal as described and outlined below. The contractors name, RFP number, and date shall be affixed to the outside of the binder. The binder shall have a table of contents. The submission of false or misleading information may be grounds for disqualification of the proposal. The proposals shall be in an 8-1/2 x 11 format as a single document. Pages may be submitted in either single sided or double-sided pages (double-sided pages count as two pages). Minimum acceptable type is 11 Point with a minimum of one inch margins all around. The total number of pages for Tabs 2 and 3 shall not exceed 100. The data required in Tab 1 is not counted in the overall 100-page requirement. The contractor may distribute the use of pages for Tabs 2 and 3 at their discretion. The contractor shall provide one original and three copies of the proposal. The information in each Tab shall be as follows. TAB 1: a. SF 1442 (Solicitation, Offer and Award) b. Certificate of Corporate Principal c. Letter of current Bonding Capacity TAB 2: Specialized Experience and

Past Performance of Offerors Team TAB 3: Qualifications of the Project Team

3.2 PROPOSAL EXPENSES AND PRE-CONTRACT COSTS: This RFP does not commit the Government to pay costs incurred in preparation and submission of initial and subsequent proposals or for other costs incurred prior to award of a formal contract.

4.0. SUBMISSION REQUIREMENTS, PHASE 1: The Technical Proposal will consist of all information and material submitted or provided in writing for evaluation in response to the Technical Evaluation Factors and criteria specified in the solicitation package.

Plans & Specs: Available thru FedTeDS

Amendments: Amendment 1, dated 11 May 2005
Amendment 2, dated 21 July 2005
Amendment 3, dated 22 July 2005
Amendment 5, dated 27 July 2005
Amendment 6, dated 28 July 2005
Amendment 7, dated 1 August 2005
Amendment 8, dated 3 August 2005
Amendment 9, dated 15 August 2005
Amendment 10, dated 9 August 2005
Amendment 11, dated 22 August 2005
Amendment 12, dated 26 August 2005
Amendment 13, dated 31 August 2005
Amendment 14, dated 12 September 2005
Amendment 15, dated 15 September 2005
Amendment 16, dated 29 September 2005
Amendment 17, dated 12 October 2005

Awarded: [W912DR-06-C-0001](#), dated 14 February 2006